

Construction Permit

Record Number: 6508387-CN

Description of Work: Construct substantial alterations for a mixed use building, occupy per plan.

Application Name:

Status = Issued

Application Completed Date: 08/28/2016

Issued Date: 02/10/2022

Expiration Date: 08/10/2023

Address Information

Address	Primary
423 2ND AV ET S SEATTLE, WA 98104	Y

Dev Site Information

Dev Site	Primary
DV0070926	N

Contacts Information

Name	Address	Primary
JON O'HARE	JON O'HARE	Y
PERMIT CONSULTANTS NORTHWEST	PERMIT CONSULTANTS NORTHWEST	
	17479 7TH AVE SW	
	NORMANDY PARK, WA 98166	
		N
		N
		N

Attached Documents Information

Document Name	Document Group and Category	Document Upload Date
Correction Letter.pdf	SDCI_INT_REPORTS/Correction Letter	05/16/2018
Intake Transmittal.pdf	SDCI_INT_GENERAL/Intake Transmittal	05/16/2018
Correction Letter.pdf	SDCI_INT_REPORTS/Correction Letter	05/16/2018
Plan Set.pdf	SDCI_INT_CONSTRUCTION/Plan Set	05/16/2018
PUBLISHED Decision/Recommendation.pdf	SDCI_INT_LAND USE/PUBLISHED Decision/Recommendation	05/16/2018
Coversheet.pdf	SDCI_INT_REPORTS/Cover Sheet	05/16/2018
Site Plan.pdf	SDCI_INT_GENERAL/Site Plan	05/16/2018
Correction Letter.pdf	SDCI_INT_REPORTS/Correction Letter	05/16/2018
Waste Diversion Plan.pdf	SDCI_INT_Retired_Docs/Waste Diversion Plan	05/16/2018
Correction Letter.pdf	SDCI_INT_REPORTS/Correction Letter	05/16/2018
Financial Responsibility.pdf		05/16/2018

Correction Letter.pdf	SDCI_INT_REPORTS/Correction Letter	05/16/2018
Contractor Disclosure.pdf	SDCI_INT_RETIRED_DOCS/Contractor Disclosure	05/16/2018
Correction Letter.pdf	SDCI_INT_REPORTS/Correction Letter	05/16/2018
Calculations-Structural.pdf	SDCI_INT_CONSTRUCTION/Calculations-Structural	05/16/2018
Application Materials-General.pdf	SDCI_INT_GENERAL/Application Materials-General	05/16/2018
Pre-Submittal-Conference Notes.pdf	SDCI_INT_CONSTRUCTION/Pre-Submittal-Conference Notes	05/16/2018
Owner/Agent Authorization.pdf	SDCI_INT_GENERAL/Owner/Agent Authorization	05/16/2018
Plan Set_Cycle3.pdf	SDCI_INT_CONSTRUCTION/Plan Set	09/18/2020
Correction Response_Cycle3.pdf	SDCI_INT_GENERAL/Correction Response	09/18/2020
Correction Response_Cycle3.pdf	SDCI_INT_GENERAL/Correction Response	09/18/2020
Correction Response_Cycle3.pdf	SDCI_INT_GENERAL/Correction Response	09/18/2020
Correction Response_Cycle3.pdf	SDCI_INT_GENERAL/Correction Response	09/18/2020
Correction Response_Cycle3.pdf	SDCI_INT_GENERAL/Correction Response	09/18/2020
Correction Response_Cycle3.pdf	SDCI_INT_GENERAL/Correction Response	09/18/2020
Calculations-Structural_Cycle3.pdf	SDCI_INT_CONSTRUCTION/Calculations-Structural	09/18/2020
Envelope Summary_Cycle3.pdf	SDCI_INT_GENERAL/Envelope Summary	09/18/2020
Geotechnical Report_Cycle3.pdf	SDCI_INT_CONSTRUCTION/Geotechnical Report	09/18/2020
Pre-Submittal-Conference Notes_Cycle3.pdf	SDCI_INT_CONSTRUCTION/Pre-Submittal-Conference Notes	09/18/2020
Correction Letter-Energy-Cycle3	SDCI_INT_REPORTS/Correction Letter	10/01/2020
Correction Letter-Mechanical-Cycle3	SDCI_INT_REPORTS/Correction Letter	10/01/2020
Correction Letter-Ordinance-Cycle3	SDCI_INT_REPORTS/Correction Letter	10/02/2020
Correction Letter-Structural Engineer-Cycle3	SDCI_INT_REPORTS/Correction Letter	10/08/2020
74500.pdf	SDCI_INT_GENERAL/Fire Approval Letter	10/13/2020
Correction Letter-Zoning-Cycle3	SDCI_INT_REPORTS/Correction Letter	10/28/2020
Correction Letter-ECA GeoTech-Cycle3	SDCI_INT_REPORTS/Correction Letter	11/06/2020
Plan Set_Cycle4.pdf	SDCI_INT_CONSTRUCTION/Plan Set	01/05/2021
Correction Response_Cycle4.pdf	SDCI_INT_GENERAL/Correction Response	01/05/2021
Correction Response_Cycle4.pdf	SDCI_INT_GENERAL/Correction Response	01/05/2021
Correction Response_Cycle4.pdf	SDCI_INT_GENERAL/Correction Response	01/05/2021
Correction Response_Cycle4.pdf	SDCI_INT_GENERAL/Correction Response	01/05/2021
Correction Response_Cycle4.pdf	SDCI_INT_GENERAL/Correction Response	01/05/2021
Calculations-Structural_Cycle4.pdf	SDCI_INT_CONSTRUCTION/Calculations-Structural	01/05/2021
Envelope Summary_Cycle4.pdf	SDCI_INT_GENERAL/Envelope Summary	01/05/2021
Correction Letter-Energy-Cycle4	SDCI_INT_REPORTS/Correction Letter	01/11/2021
Correction Letter-Mechanical-Cycle4	SDCI_INT_REPORTS/Correction Letter	01/11/2021
Plan Set.pdf	SDCI_INT_CONSTRUCTION/Plan Set	01/12/2021
Correction Letter-Ordinance-Cycle4	SDCI_INT_REPORTS/Correction Letter	01/21/2021
Correction Letter-Zoning-Cycle4	SDCI_INT_REPORTS/Correction Letter	02/02/2021
Correction Letter-ECA GeoTech-Cycle4	SDCI_INT_REPORTS/Correction Letter	02/11/2021
Plan Set_Cycle5.pdf	SDCI_INT_CONSTRUCTION/Plan Set	03/27/2021
Correction Response_Cycle5.pdf	SDCI_INT_GENERAL/Correction Response	03/27/2021
Correction Response_Cycle5.pdf	SDCI_INT_GENERAL/Correction Response	03/27/2021
Correction Response_Cycle5.pdf	SDCI_INT_GENERAL/Correction Response	03/27/2021
Covenant-Condominium Sale Prohibition_Cycle5.pdf	SDCI_INT_GENERAL/Covenant-Condominium Sale Prohibition	03/27/2021
Correction Letter-ECA GeoTech-Cycle5	SDCI_INT_REPORTS/Correction Letter	04/22/2021
Correction Letter-Zoning-Cycle5	SDCI_INT_REPORTS/Correction Letter	05/14/2021
Plan Set_Cycle6.pdf	SDCI_INT_CONSTRUCTION/Plan Set	05/20/2021

Covenant-Condominium Sale Prohibition_Cycle6.pdf	SDCI_INT_GENERAL/Covenant-Condominium Sale Prohibition	05/20/2021
Correction Response_Cycle6.pdf	SDCI_INT_GENERAL/Correction Response	05/20/2021
Correction Response_Cycle6.pdf	SDCI_INT_GENERAL/Correction Response	05/20/2021
Correction Letter-Zoning-Cycle6	SDCI_INT_REPORTS/Correction Letter	05/27/2021
Correction Letter-ECA GeoTech-Cycle6	SDCI_INT_REPORTS/Correction Letter	06/02/2021
Correction Response_Cycle7.pdf	SDCI_INT_GENERAL/Correction Response	06/23/2021
Covenant-Condominium Sale Prohibition_Cycle7.pdf	SDCI_INT_GENERAL/Covenant-Condominium Sale Prohibition	06/23/2021
Certificate of Approval - Landmarks Preservation Board_Cycle7.pdf	SDCI_INT_LAND USE/Certificate of Approval - Landmarks Preservation Board	06/23/2021
Correction Response_Cycle7.pdf	SDCI_INT_GENERAL/Correction Response	06/23/2021
Plan Set_Cycle7.pdf	SDCI_INT_CONSTRUCTION/Plan Set	06/23/2021
Review Eval CorrectionLetter 6508387-CN.pdf	SDCI_INT_GENERAL/Other	07/19/2021
Correction Response_Cycle8.pdf	SDCI_INT_GENERAL/Correction Response	07/26/2021
Plan Set_Cycle8.pdf	SDCI_INT_CONSTRUCTION/Plan Set	07/26/2021

Application/Permit Information

PERMIT APPLICATION COMMON

Work Location	12/10/15 DE - CHANGED ADDRESS FROM 423 2ND AVE. TO 423 2ND AV. ET S
Work in the Right of Way (street/alley) Required?	Yes
Property Type	Commercial
Project Value	4500000
Building ID	000017860-BD
Special Flag 1	SUB ALT

PERMIT TRACKING COMMON

Review Level	Full C
Application Completed Date	08/28/2016
Permit Issued Date	02/10/2022
120 Day Target	12/26/2016

CONSTRUCTION VALUATION INFO

Intake Valuation: New	0
Intake Valuation: Alteration	4500000
Intake Valuation: Total	4500000
Issuance Valuation: New	0
Issuance Valuation: Alteration	4500000
Issuance Valuation: Total	4500000

BUILDING CODE INFO

Building Code - Design	2012 SEBC Prescriptive
Specific Building Code	2012 SEBC Prescriptive
Substantial Alteration	Yes
Action Type	Add/Alt
# of Existing Above-Grade Stories	3
# of Existing Below-Stories	1
# of Proposed Above-Grade Stories	3
# of Proposed Below-Grade Stories	1
# of Mezzanines	1
Change of Building Code Use/Occupancy	Yes

Certificate of Occupancy Required	Yes
GROUND DISTURBANCE	
In ECA?	No
Disturbance Threshold	No
PASV Required This Permit?	No
LDA Type	1: Interior Only
LAND USE STREET ELEMENTS	
Number of Curb Cuts This Permit	0
PARKING	
# of Proposed Onsite Parking	0
# of EV-Ready Spaces Required by Code	0
# of EV-ready Spaces Proposed	0
SDCI TREES	
Is Tree Tracking Required	No
Is Tree Tracking Completed	No
TRAO	
Residential Unit Occupancy	Residential Units on Property Not Affected by Scope
WASTE DIVERSION	
Waste Diversion Plan Required	Yes
FIRE PROTECTION SYSTEMS	
Sprinklers NFPA 13	Yes
EMERGENCY SYSTEMS	
Are Emergency Systems Required for this Project?	No
MECHANICAL CODE	
HVAC Mechanical System Included	Yes
MECHANICAL DUCTWORK LOCATION	
Interior	Yes
Exterior - Rooftop	Yes
ENERGY CODE	
Building Portion Unheated	No
Energy Code	2015 Seattle Energy Code
Compliance Category	Commercial
Compliance Path	Total Building Performance (TBP)
Maximum Glazing Percentage	21
Unlimited Glazing Percentage	No
Other Mechanical	windows interlock with cooling and ventilation system.
Energy Credit Option	C406.3, C406.6
ENERGY EQUIPMENT	
Heating Fuel Type Proposed: Non-Residential	Electric Heat Pump
Special Requirements	PV on roof, DOA, chilled beams, openable windows interlocked with cooling and ventilation systems.
Power is Sub-Metered?	Yes
SANITARY INFORMATION	
Reuse Existing Side Sewer System	No
CONTRACTOR DISCLOSURE	
Work Performed By	Licensed Contractor
Contractor License	WGCLAC*370N0
RCW Acknowledgment	UNCHECKED

LAND USE PROPOSED

Use	Sq. Ft.	Floor(s)	Use (Confirmed)
Office	0	0	Office
Child Care Center	0	0	Child Care Center

HOUSING UNITS

Type of Housing Unit	# of Units Existing	# of Units Removed	# of Units Added	# of Sleeping Rooms
None	0	0	0	0

BUILDING USE & OCCUPANCY

Floor or Area	Floor Area (sq ft)	Occupancy Group	Type of Construction	Other Occupancy Type	Sprinkler Standard	Separated Use	Assembly Load
B	1630	Other A-2 Occupancy	Type IIIB	Event space	Full System	No	108
B	1025	Other A-2 Occupancy	Type IIIB	Event space	Full System	No	68
1	1270	Other A-2 Occupancy	Type IIIB	Event space	Full System	No	84
B&1	2525	Other B Occupancy	Type IIIB	Meeting rooms & small event spaces	Full System	No	0
B&1	5020	Other S-2 Occupancy	Type IIIB	Circulation and storage	Full System	No	0
1-3	3600	Other E Occupancy	Type IIIB	E-daycare	Full System	No	
2 - 4	9555	B Office	Type IIIB		Full System	No	

REQUIRED DOCUMENTS

Document Type	Record Stage	Number Required	Must be recorded?	Recording Number	Recording Date	Description	Grantor Name
Geological Hazard Covenant	Completed	0	Yes	20210623000154	06/23/2021	peat	423 2nd Ave S LLC

Document Type	Record Stage	Number Required	Must be recorded?	Recording Number	Recording Date	Description	Grantor Name
Waste Diversion Plan	Completed	1	No				

REQUIRED REVIEWS

Review Type	IP Estimate	Waived	Cycle Added	Task
Addressing	0.0	N	1	Reviews
Conveyance	0.0	N	1	Reviews
ECA GeoTech	3.0	N	1	Reviews
Energy	3.0	N	1	Reviews
Fire	0.0	N	1	Reviews
FOOD SERV	0.0	N	1	Reviews
Neighborhoods	1.0	N	1	Reviews
Ordinance	12.0	N	1	Reviews

Review Type	IP Estimate	Waived	Cycle Added	Task
Ordinance/Structural	0.0	N	1	Reviews
Structural Engineer	12.0	N	1	Reviews
WATER	0.0	N	1	Reviews
Zoning	1.0	N	1	Reviews

FENESTRATION

Occupancy Group	Fenestration Type	U Max	SHGC Max	Comments
Nonresidential	Vertical Glazing	.16	.3	wood, fixed
Nonresidential	Vertical Glazing	.27	.28	wood, operable
Nonresidential	Vertical Glazing	.16	.23	wood, storefront
Nonresidential	Vertical Glazing	.23	.23	entrance
Nonresidential	Vertical Glazing	.14	.37	window wall

OPAQUE ELEMENTS

Occupancy Group	Insulation Assembly	Cavity R-Value	Cont R-Value	Comments
Nonresidential	Roof or Ceiling Single Rafter		50	min. tapered.
Nonresidential	Wall: Above Grade Mass	10	9.3	X2
Nonresidential	Wall: Above Grade Mass	22.5	8.6	X4,X6
Nonresidential	Wall: Above Grade Mass	0	0	X1 (E)
Nonresidential	Wall: Below Grade	10	9.3	X2

Fee Information

Fee Description	Fee Amount	Fee Balance
Building Permit: Intake	\$8,581.25	\$0.00
Building Permit: Issuance	\$8,581.25	\$0.00
ECA GeoTech Review - Additional Hours	\$808.50	\$0.00
Energy Review - Additional Hours	\$693.00	\$0.00
Energy Review - Additional Hours	\$1,790.25	\$0.00

Mechanical Review - Additional Hours	\$462.00	\$0.00
Mechanical Review - Additional Hours	\$1,039.50	\$0.00
Pre Submittal Conference, non required	\$285.00	\$0.00
SFD PLAN REVIEW	\$515.31	\$0.00
SFD Plan Review	\$939.06	\$0.00
State Surcharge Commerical	\$25.00	\$0.00
Value Based Plan Review	\$17,162.50	\$0.00

Inspections

Inspection Type	Scheduled Date	Result Date	Status	Assigned To
Construction Intake Appointment	02/23/2016	02/23/2016	Canceled	
Construction Intake Appointment	08/23/2016		Scheduled	Peter Fuerbringer
Building Final			Pending	
Mechanical Cover			Pending	
Mechanical Final			Pending	
Framing			Pending	
Foundation			Pending	
Insulation			Pending	
Setback/Location			Pending	
Structural			Pending	
Pre-Construction Conference			Pending	

Related Records

Record Number	Record Type	Status
6508387-CN-001	Special Inspection	Initiated
6508387-CN-002	Special Inspection	Initiated
6508387-CN-003	Special Inspection	Initiated
6508387-CN-004	Upload Documents	Completed
6508387-CN-005	Upload Documents	Completed
6829237-EL	Electrical Permit: Plan Review	Withdrawn
6508387-CN-006	Upload Documents	Completed
6508387-CN-007	Upload Documents	Completed
6508387-CN-008	Upload Documents	Completed
6508387-CN-009	Upload Documents	Completed
6508387-CN-011	Update Contacts	Completed
6508387-CN-012	Update Contacts	Completed
22TMP-023797	Update Contacts	
6508387-CN-010	Contractor Disclosure Form	Completed